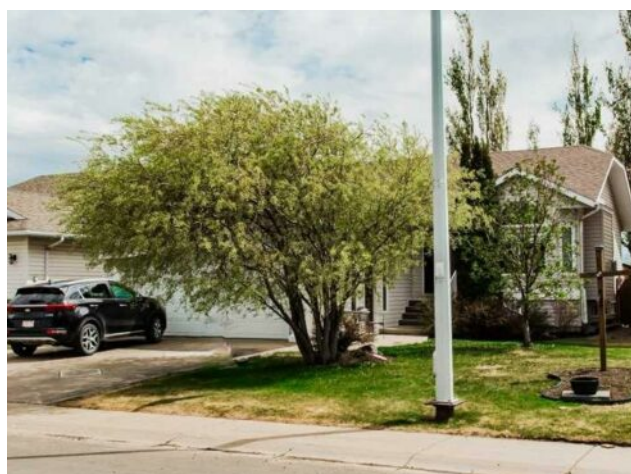


10617 119 Avenue
Grande Prairie, Alberta

MLS # A2217956



\$415,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,218 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	rs
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: BASEMENT TV MOUNT

Well-maintained 5 bedroom, 3 bathroom bungalow located in the highly desirable community of Royal Oaks, situated on a quiet street directly across from a park and backing onto an easement for added privacy. This one-owner home has been lovingly cared for over the past 25 years and features newer shingles, excellent curb appeal, and thoughtful updates throughout. The main floor offers everything you need on one level, including 3 bedrooms, 2 bathrooms, main floor laundry, and a spacious kitchen and living area. The primary bedroom includes a full ensuite with a shower, and hardwood flooring runs throughout the main level with the exception of the bathrooms. The kitchen has been refreshed with updated countertops and tile backsplash. The fully developed basement offers a large rec room, 2 additional bedrooms, and a full bathroom—perfect for extended family or guests. The insulated and drywalled 22' x 24' attached garage provides ample parking and storage. The backyard is fully fenced with a new back fence, large deck, and gates on both sides of the home, offering a safe and private outdoor space. Located less than 5 minutes from the new hospital, three schools, Muskoseepi Park trails, and within walking distance to a large green space and dog park, this is an ideal family home in an exceptional location.